

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 23, 2001

Mr. Gary Wigoda
Wigoda and Wigoda
444 North Michigan Avenue
26th Floor
Chicago, Illinois 60611

Re: Residential Planned Development No. 683 (4848 North
Sheridan Road)

Dear Mr. Wigoda:

Your request for Administrative Relief for this project was received by the Department on March 20, 2001. Please be advised that although your request is specifically to allow ground floor retail space, there is no reference to other proposed changes to the building including the addition of a sixth floor, complete redesign of the building elevations and doubling of the number of parking spaces from 39 to 80.

The Department will begin to review these proposed changes as soon as a complete listing of all modifications to the plan with narrative justification are received. Further review of possible traffic related impacts of doubling the number of parking spaces on this mid-block site might be required by the Department of Transportation. In addition, letters of support from Alderman Shiller and community groups involved in the original project review process will be required before any approved modifications to the plans are given by the Department. If you have any questions, please feel free to contact me at 744-4182.

Sincerely,

Philip Levin
Assistant Commissioner

CC: J. Swenson
M. Marmo
B. McKenzie
D. Hohenadel
Alderman H. Shiller
Victor Cypher



*Reclassification Of Area Shown On Map Number 13-G.
(As Amended)
(Application Number 12386)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indication as shown on Map Number 13-G in the area bounded by:

a line 80.90 feet south of and parallel to West Ainslie Street; North Sheridan Road; a line 445.00 feet north of and parallel to West Lawrence Avenue; and the north/south alley west of and parallel to North Sheridan Road,

to the designation of a Residential Planned Development and corresponding use districts are hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development, As Amended. 683

Plan Of Development Statements.

1. The area delineated herein as a residential planned development (the "Planned Development") consists of a net site area of approximately forty-four thousand seven hundred thirty (44,730) square feet (approximately one and three hundredths (1.03) acres) of real property which is depicted on the attached Property Line Map and Planned Development Boundary Map (the "Property"). The Property is controlled by Applicant, Assisted Living Investments, L.L.C. (the "Applicant"), a Delaware limited liability company.
2. All applicable official reviews, approvals or permits required in connection

with this Planned Development shall be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Planned Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Area Map, a Property Line and Planned Development Boundary Map, and a Site/Landscape Plan, and Building Elevations prepared by Urban Design Group and dated June 16, 1998. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a residential planned development.
5. The permitted uses in the Planned Development are independent living units and assisted living units, residences on the first floor, and accessory parking and related uses.
6. Identification and other necessary signs shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance

with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development.

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. In addition, ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. The height restriction of any building or any appurtenance attached thereto shall, in addition to the Building Elevations and the Bulk Regulations and Data Table, be subject to limitations approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property, including landscaping along the adjoining right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and installed in substantial conformance with the [Plans] attached hereto and made a part hereof. In addition, parkway trees as indicated on the Site/Landscape Plan shall be maintained in accordance with the parkway tree planning provisions of the Chicago Zoning Ordinance.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director for M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning of the Property shall revert to the B4-4 Restricted Service District zoning district.

[Existing Zoning Map; Existing Land-Use Area Map; Property Line Map and Planned Development Boundary Map; Site Plan; Landscape Plan and Building Elevation Drawings; referred to in these Plan of Development Statements printed on pages 73429 through 73437 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential Planned Development. 683

Bulk Regulations And Data Table.

- | | |
|---|---|
| 1. Net Site Area: | 44,730 square feet; approximately 1.03 acres. |
| 2. Gross Site Area: | 60,053 square feet. (Gross Site Area = Net Site Area plus Area in Public Right-of-Way.) |
| 3. Maximum Number of Units: | 113. |
| 4. Maximum Floor Area Ratio: | 2.0. |
| 5. Minimum Number of Off-Street Parking Spaces: | 39. |

6. Minimum Number of Off-Street Loading Spaces: 1.
7. Maximum Building Height: 75 feet.
8. Maximum Percentage of Efficiency Units: No limitation.

*Reclassification Of Area Shown On Map Number 14-D.
(As Amended)
(Application Number 12324)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 208 symbols and indication as shown on Map Number 14-D in the area bounded by:

East 63rd Street on the south; thence north along South Harper Avenue; thence east along East 62nd Street; thence north along South Stony Island Avenue; thence west along East 61st Street; thence southwesterly along the easterly line of the Illinois Central/Metra Railroad right-of-way; thence east along a line extending east and perpendicular to the easterly line of the Illinois Central/Metra Railroad right-of-way a distance of approximately 160 feet; thence south along a line extending parallel to and approximately 566 feet west of the west line of South Stony Island Avenue a distance of approximately 150 feet; thence west along the north line of East 62nd Street to the easterly line of the Illinois Central/Metra Railroad right-of-way; and thence southwesterly along the easterly line of the Illinois Central/Metra Railroad right-of-way to East 63rd Street,

to the designation of a Residential-Business Planned Development Number 208, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

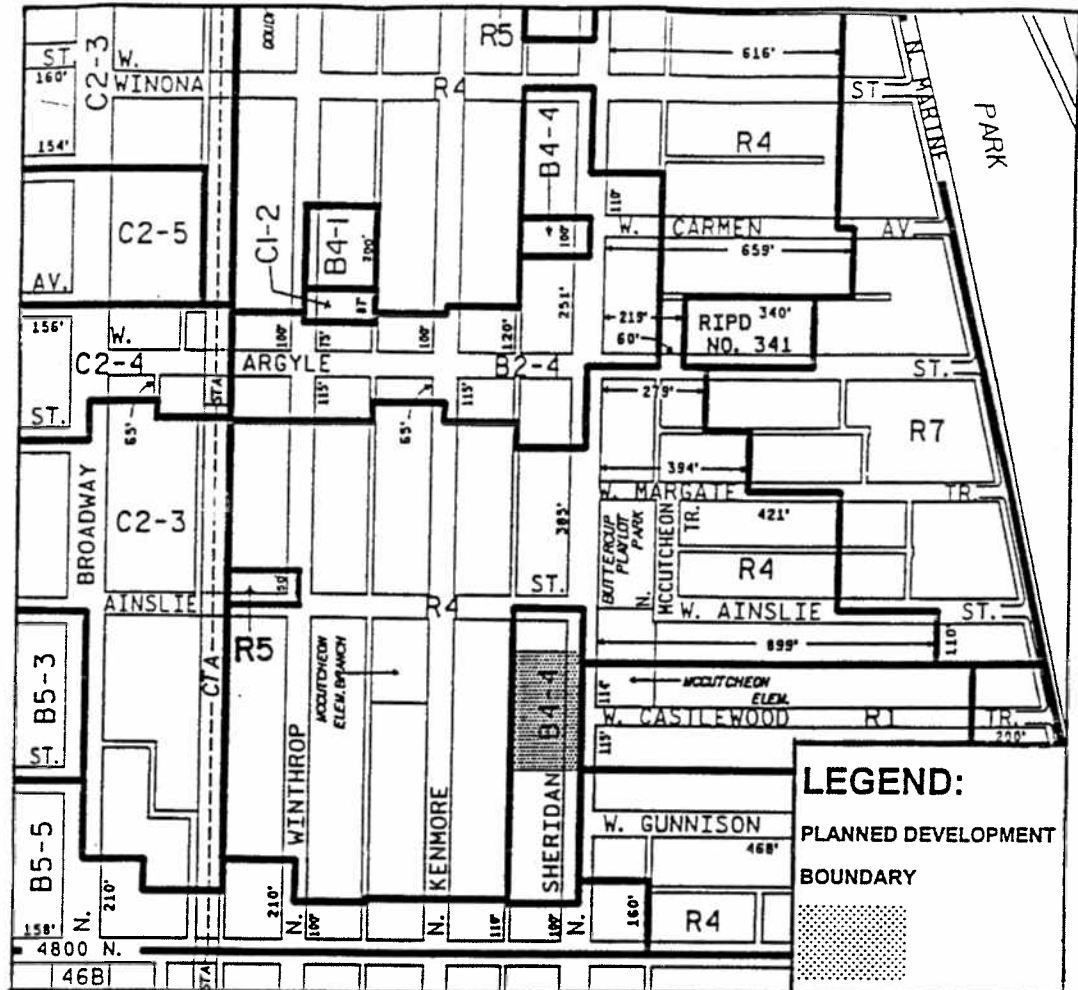
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 73438)

Existing Zoning Map.

SEC. 8 T.40N. R.14E.

MAP 13-G

RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT



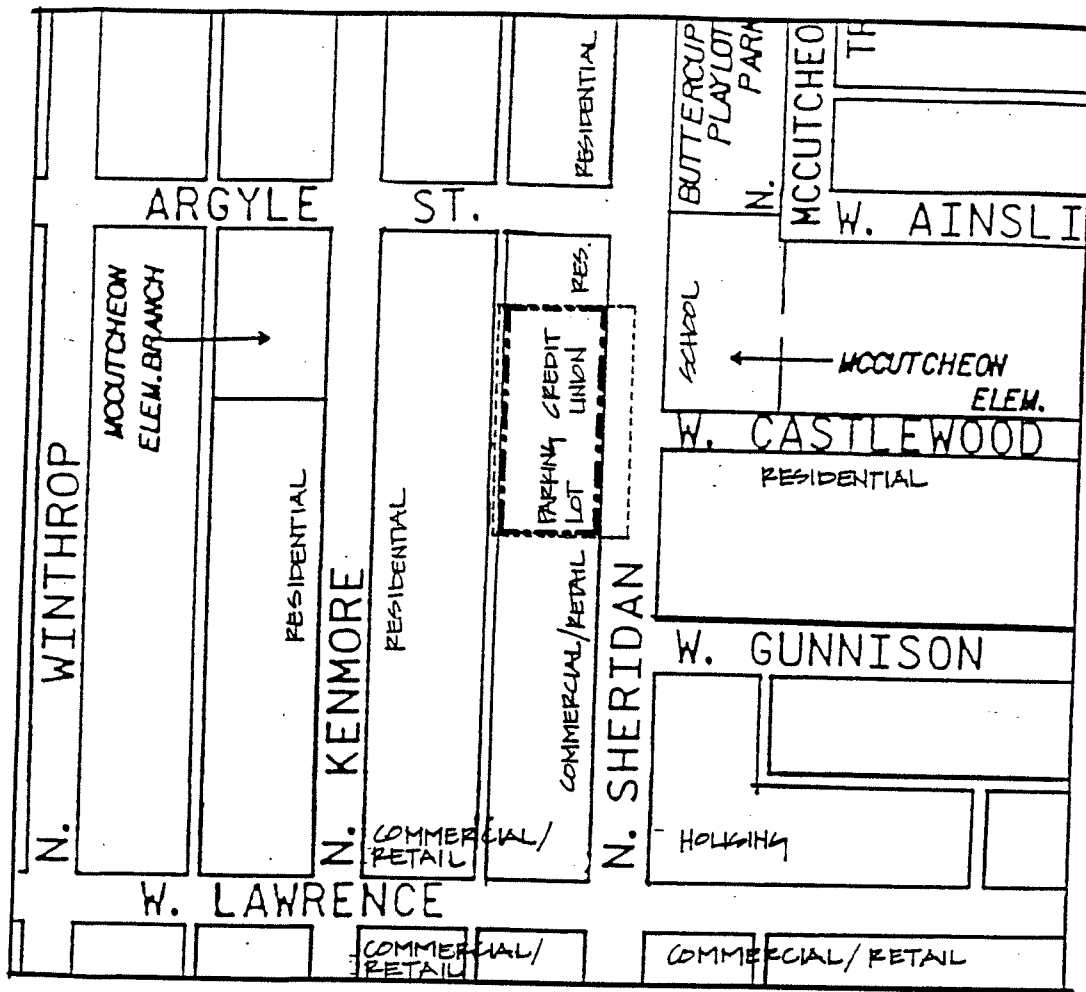
250' 0 250' 500' 750'
SCALE IN FEET

APPLICANT: ASSISTED LIVING INVESTMENTS LLC

DATE: APRIL 29, 1998

REVISED: June 16, 1998

Existing Land-Use Area Map.

**LEGEND:**

- PLANNED DEVELOPMENT BOUNDARY
- - - - - PROPERTY LINE

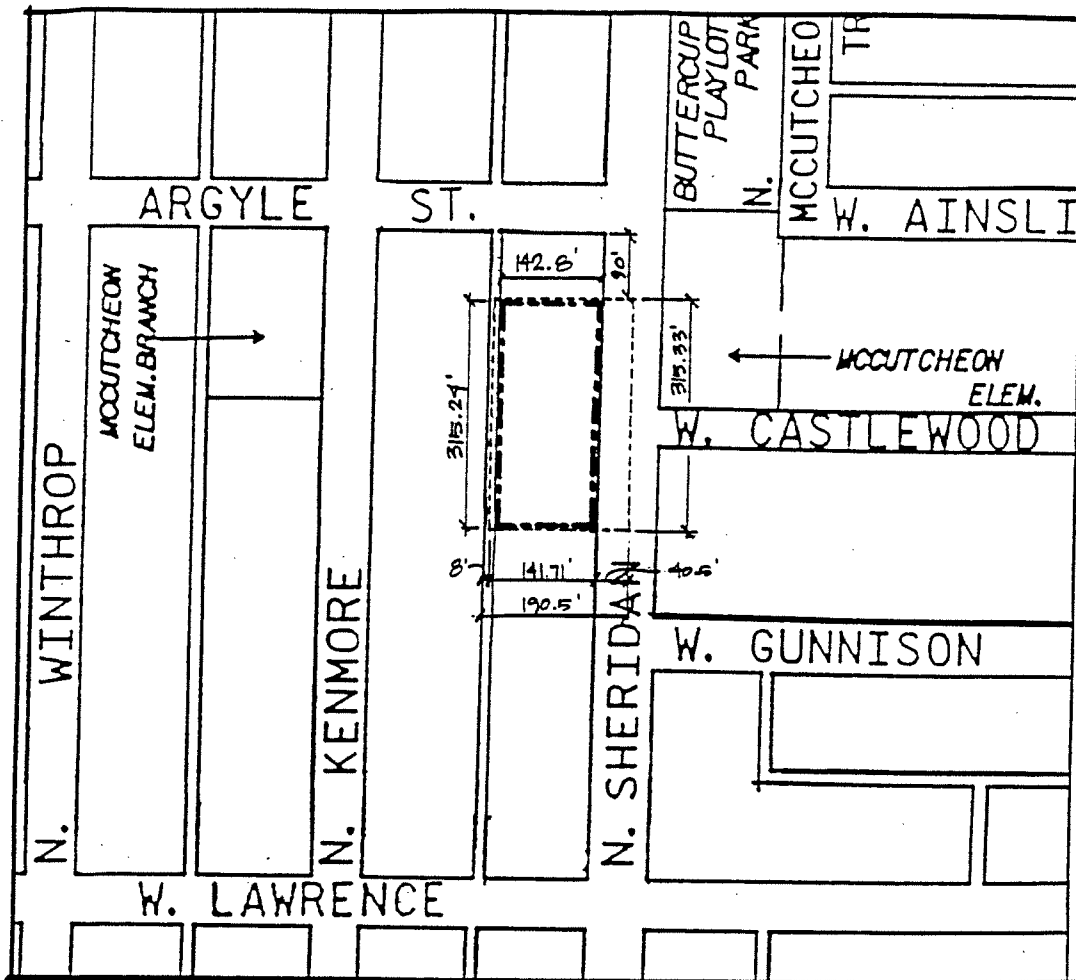
APPLICANT: ASSISTED LIVING INVESTMENTS LLC

DATE: APRIL 29, 1998

REVISED: June 16, 1998



Property Line Map And Planned
Development Boundary Map.



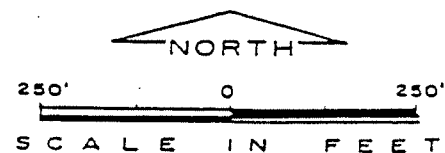
LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- - - - - PROPERTY LINE

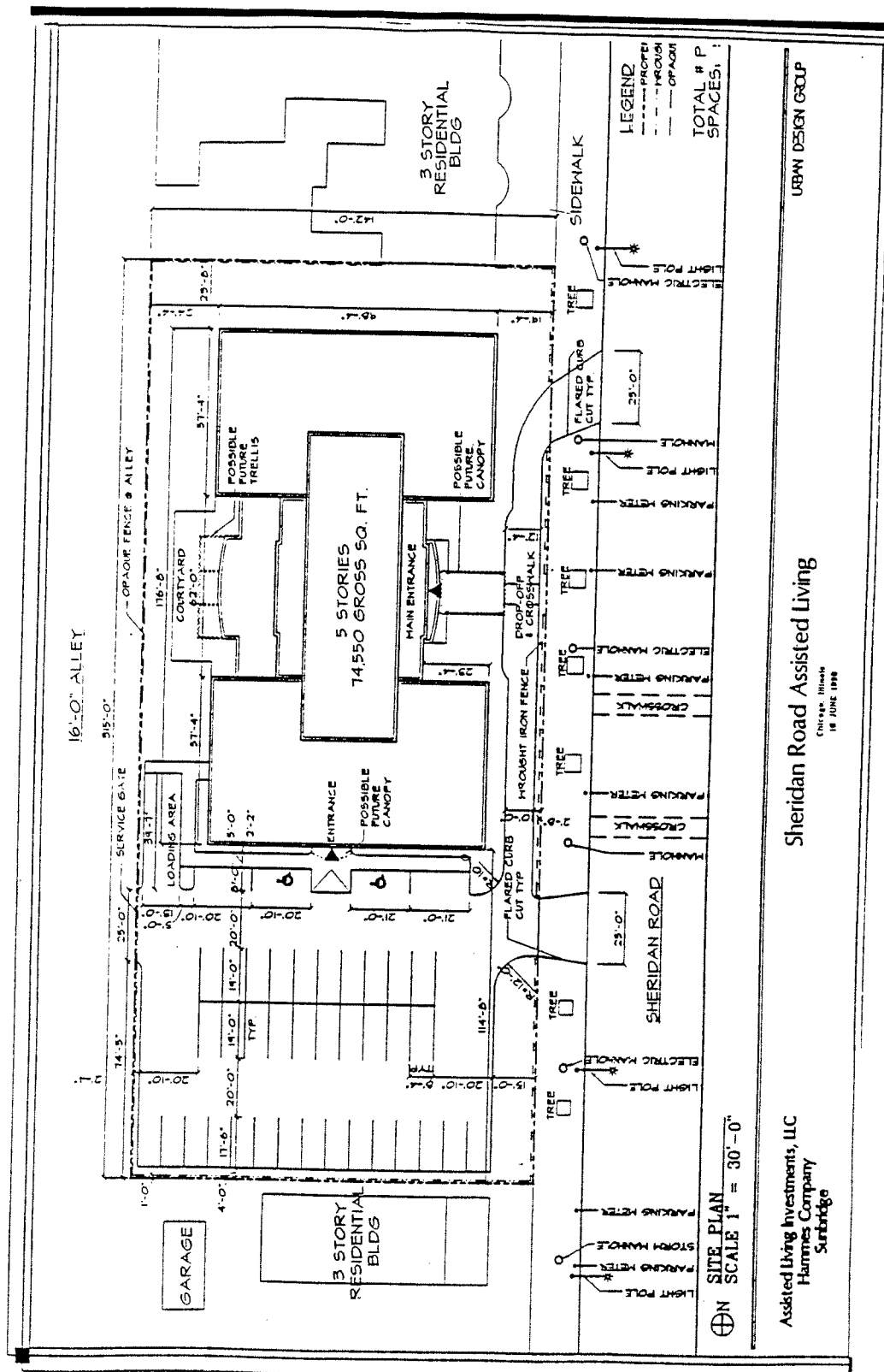
APPLICANT: ASSISTED LIVING INVESTMENTS LLC

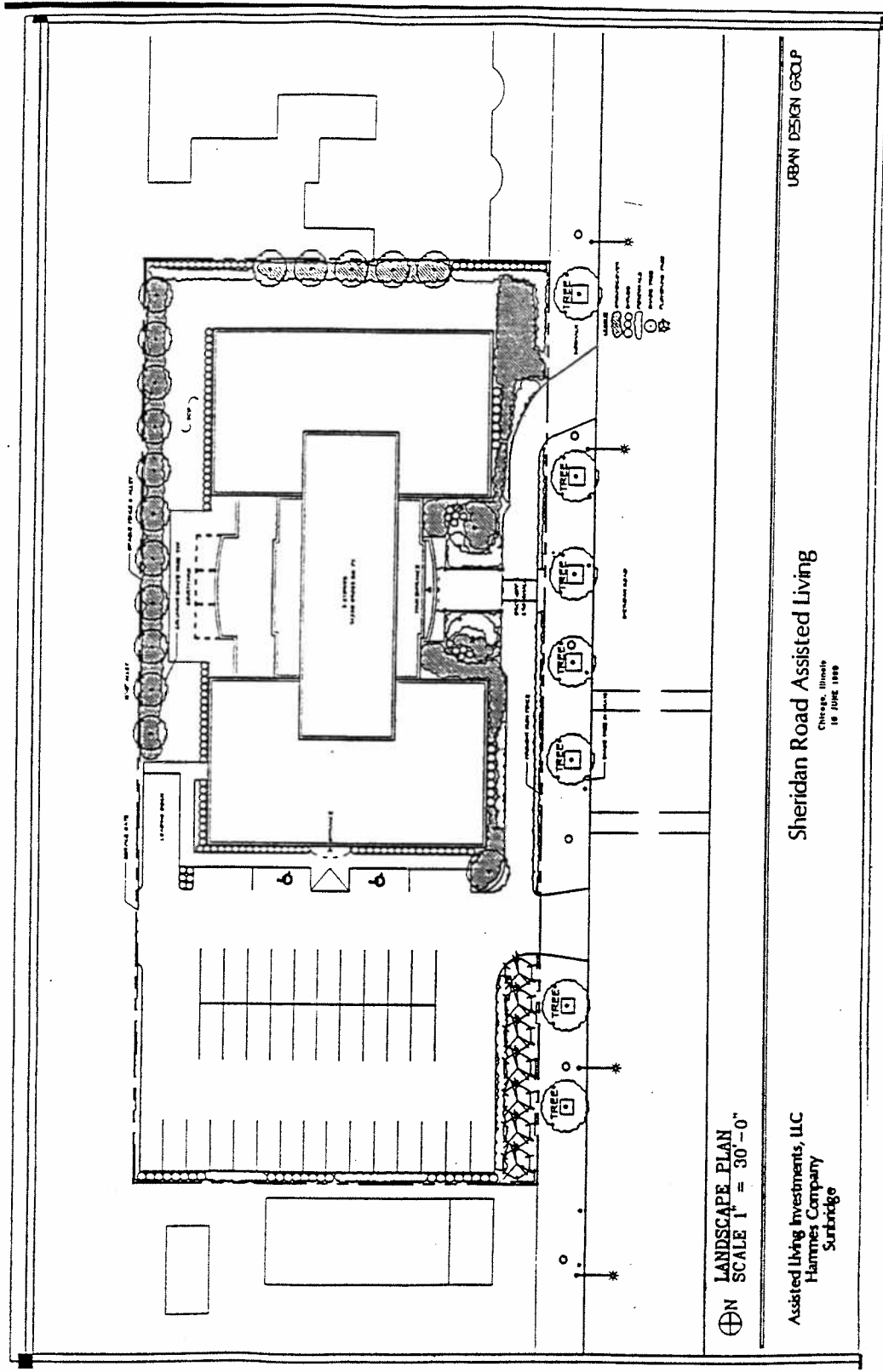
DATE: APRIL 29, 1998

REVISED: June 16, 1998

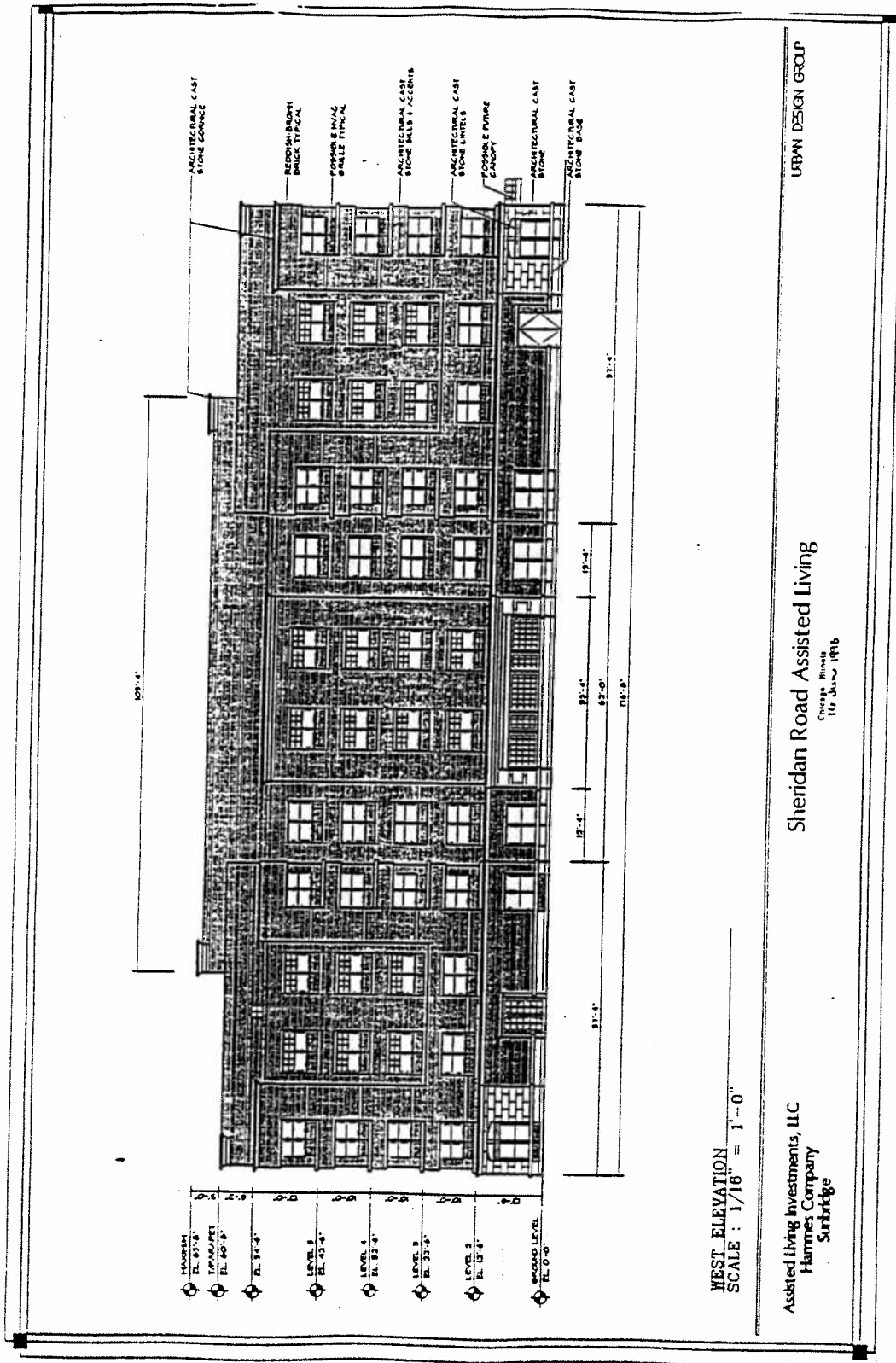


Site Plan.

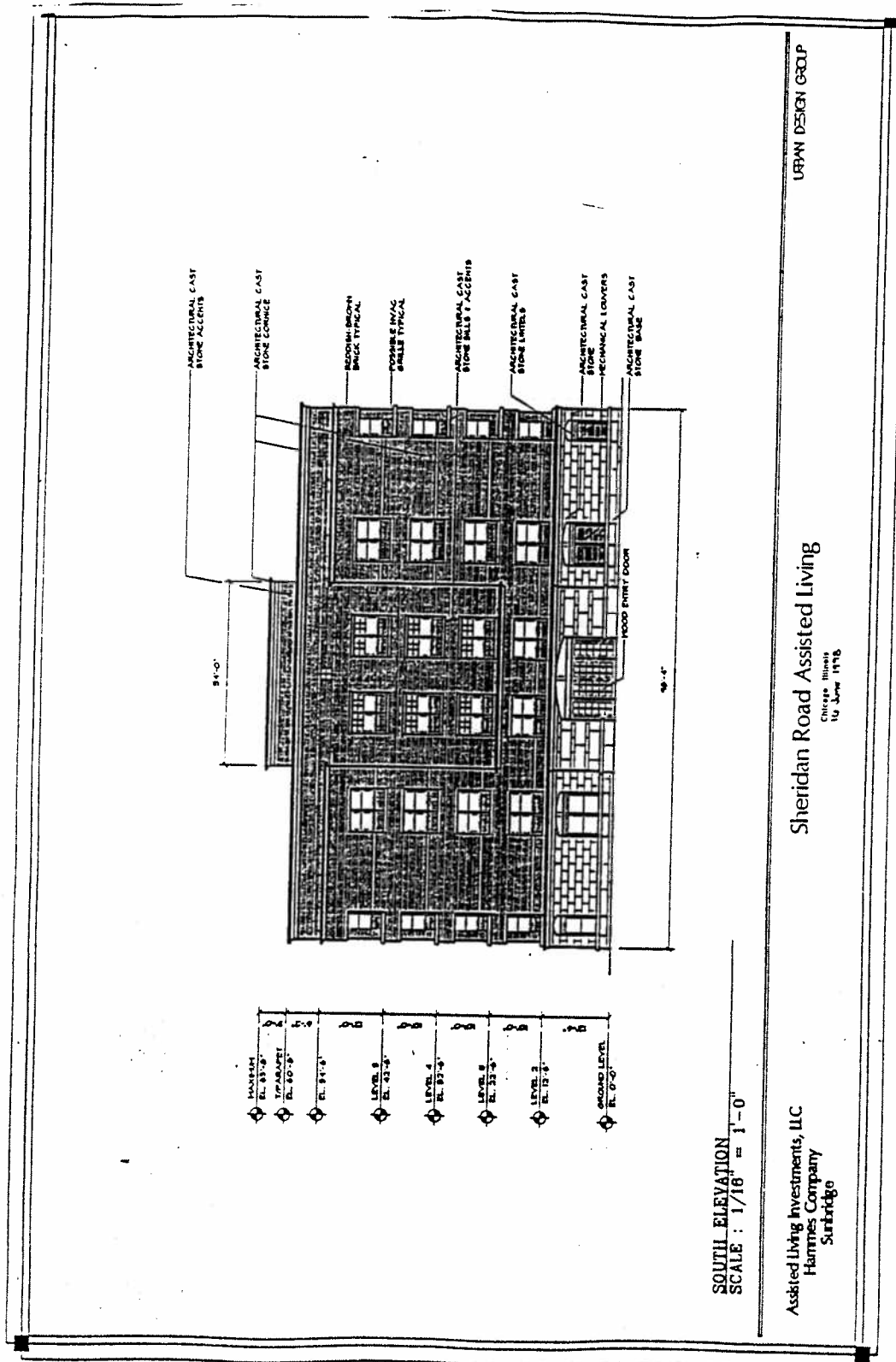




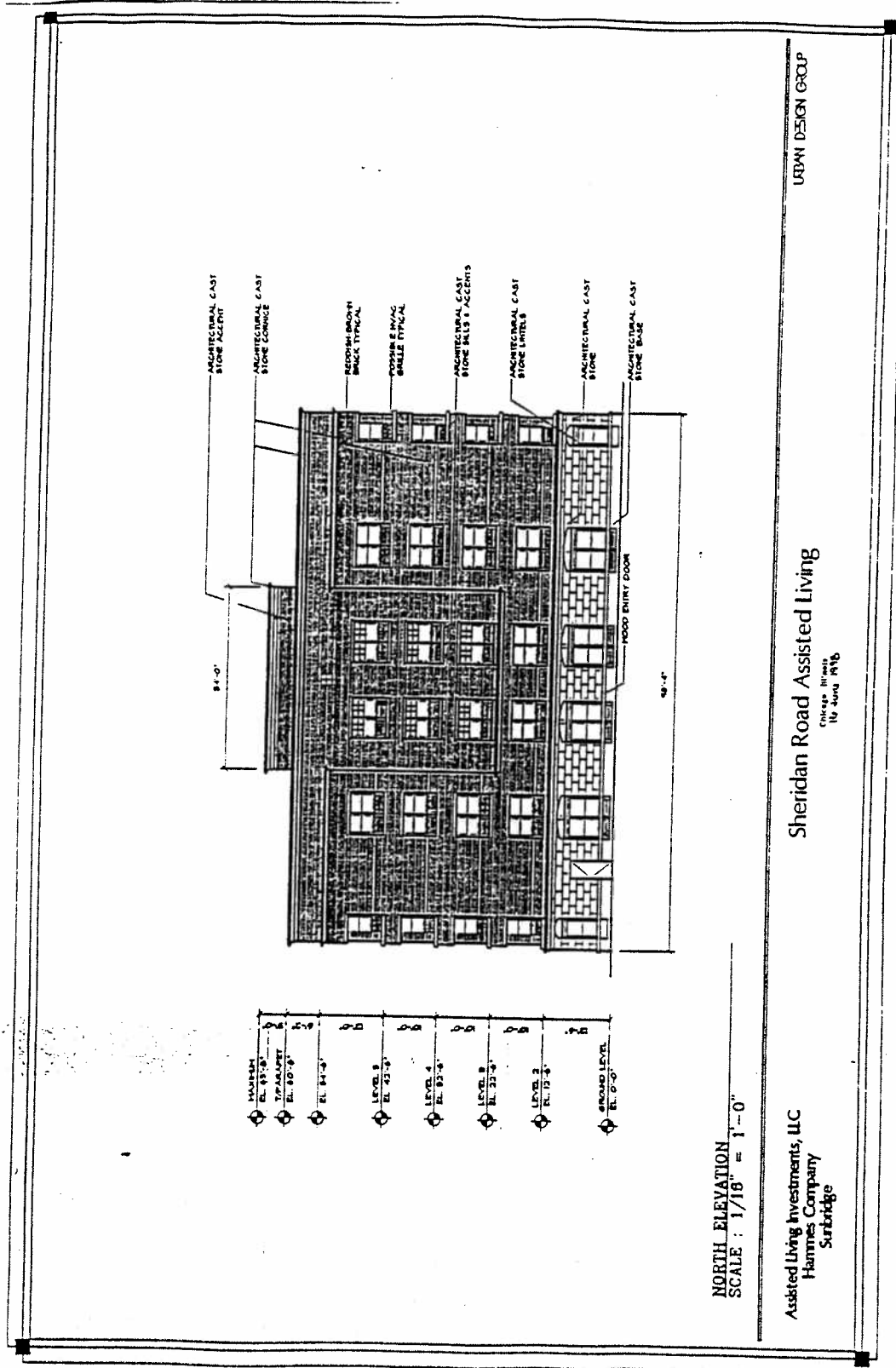
Building Elevation. (West)



Building Elevation.
(South)



Building Elevation.
(North)



(Continued from page 73428)

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 208,
As Amended.*

Plan Of Development Statements.

- 1 The area delineated herein as a Residential-Business Planned Development Number 208, as amended (the "Planned Development") consists of approximately six hundred fifty-four thousand eight hundred fourteen (654,814) square feet (fifteen and three hundredths (15.03) acres) of property (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line Map, and for purposes of this Planned Development, is owned by, or under single designated control of, the Applicant, Blackstone Development Consortium L.L.C., an Illinois limited liability company. The Applicant has received the consent of all other property owners within the Planned Development to the Planned Development, as amended.
- 2 The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require separate submittal on behalf of the Applicant and approval by the City Council.
- 3 The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium or townhome association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or townhome association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise).